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OPEN SPACE/CONSERVATION ELEMENT

OF THE 1981 GENERAL PLAN

PLACENTIA



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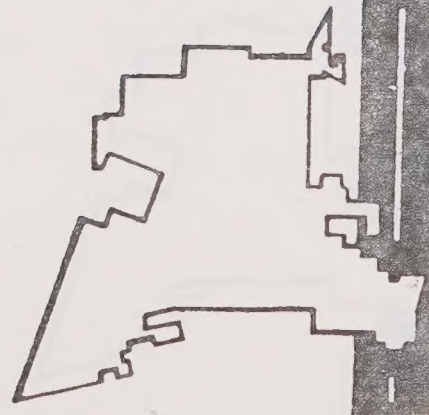
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INVENTORY

TABLE OF CONTENTS

	Page
INTRODUCTION	1
INVENTORY	1
ANALYSIS	7
ENVIRONMENTAL RESTORATION PROJECTS	11
GOALS, PRINCIPALS, STANDARDS	14
IMPLEMENTATION	17



PLACENTIA

INVENTORY

PLACENTIA—



INTRODUCTION

Open Space and Conservation are inextricably intertwined elements. Efforts at achieving one would be futile without consideration of the other, therefore, the City of Placentia shall consider the Open Space Element and the Conservation Element of the General Plan as one entity.

In the following sections of this element is the essence of Placentia's Open Space/Conservation Element. This element consists of the following:

- Inventory of existing and projected land usage.
- Analysis of the existing and projected land uses.
- Environmental Restoration Projects.
- Goals, Principals, and Standards.
- Implementation.

INVENTORY

Land:

1. Agricultural Land: As of October 1973, 300± acres of citrus orchards and 150± acres of row crops remain in Placentia. The total acreage accounts for 10± percent of the City's land use.



2. Extractive Land: Extractive land is that land which is primarily undeveloped and is being used for the extraction of natural resources — primarily oil. These lands will probably remain vacant until the resources are completely depleted or until technology makes it feasible for development of the land. Extractive land use, as of October, 1973, accounts for 10± percent of the City's land use. The expected life span of this use is 15 to 20± years, according to an estimation by the Texaco Corporation (prior to recent oil shortage).
3. Vacant Land: Currently, Placentia has 42± acres of vacant land. It is located generally to the east of Kraemer Boulevard and south of Alta Vista Street (See Figure 1). Most of the land is planned for a variety of residential uses; with portions allotted to parkway vista, scenic vista and commercial usage. A major portion of the land in this area is occupied by the Alta Vista Country Club and Golf Course, approximately 25 percent.
4. Streets: At the ultimate development of all streets within the planning area, Placentia will have 23± percent of the City's land use in streets.
5. Public Open Space Land: There are basically three (3) kinds of public open space land — parks, schools at 50 percent value, parkway vista. Parks account for 41.4 acres, the schools account for 96.4 acres useable open space, parkway vistas will account for 34.7 acres (See the following list).



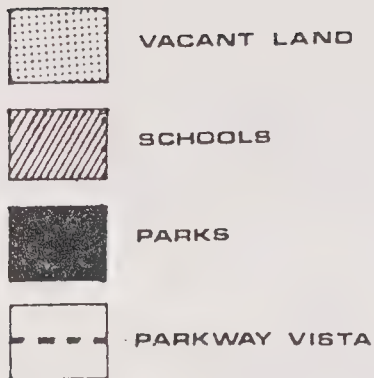
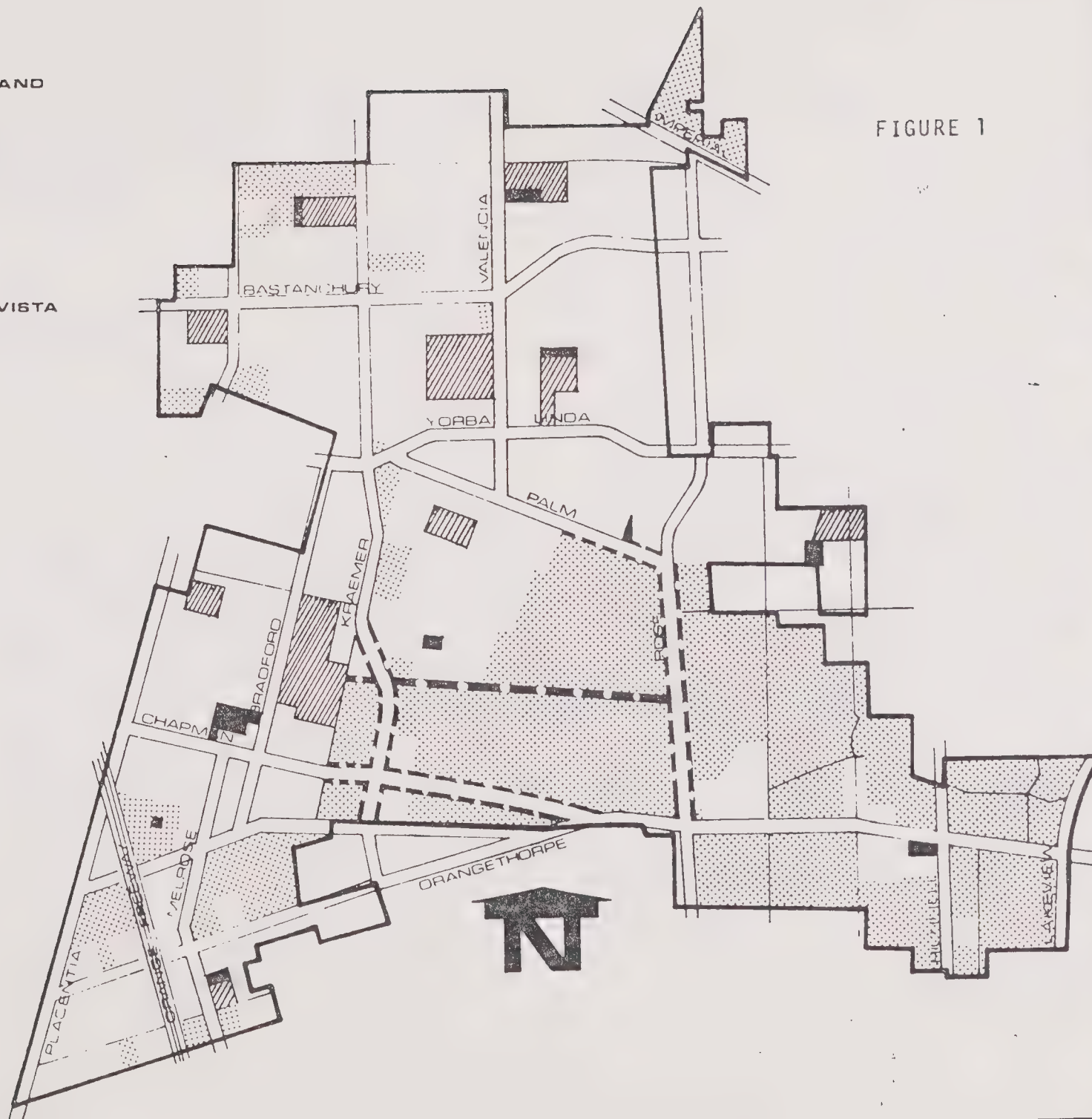


FIGURE 1



PLACENTIA

School Land at 50 Percent Value

Van Buren
McFadden

Acreage

10.8

9.4

192.8 at 50% = 96.4 Acres

Total

Future Parkway Vistas

Along designated streets

34.7

34.7 Acres

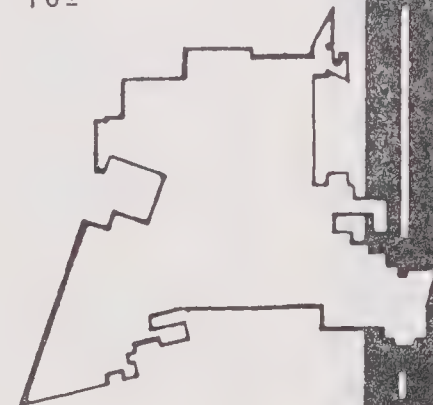
172.5 Acres

The total acreage will account for 4.7 percent of the City's land use.

6. Industrial and Commercial Land: Currently, the City has 12± percent of the land in commercial and/or industrial use.

7. Soils: At this point in the City of Placentia, our concern is with the soil types of the undeveloped or vacant land remaining within the City boundaries. The soil in the vacant areas are about 50± percent solano or sandy loam, 20± percent rincon clay loam, 20± percent mucho loam and 10± percent yorba gravely sandy loam. The first two soil types have a high shrink/swell capacity with the latter two having a moderate shrink/swell capacity.

8. Minerals: The only mineral extraction within the City at the present is petroleum. There are approximately 325 wells producing in the City, with an estimated production of 298,722 barrels per year.



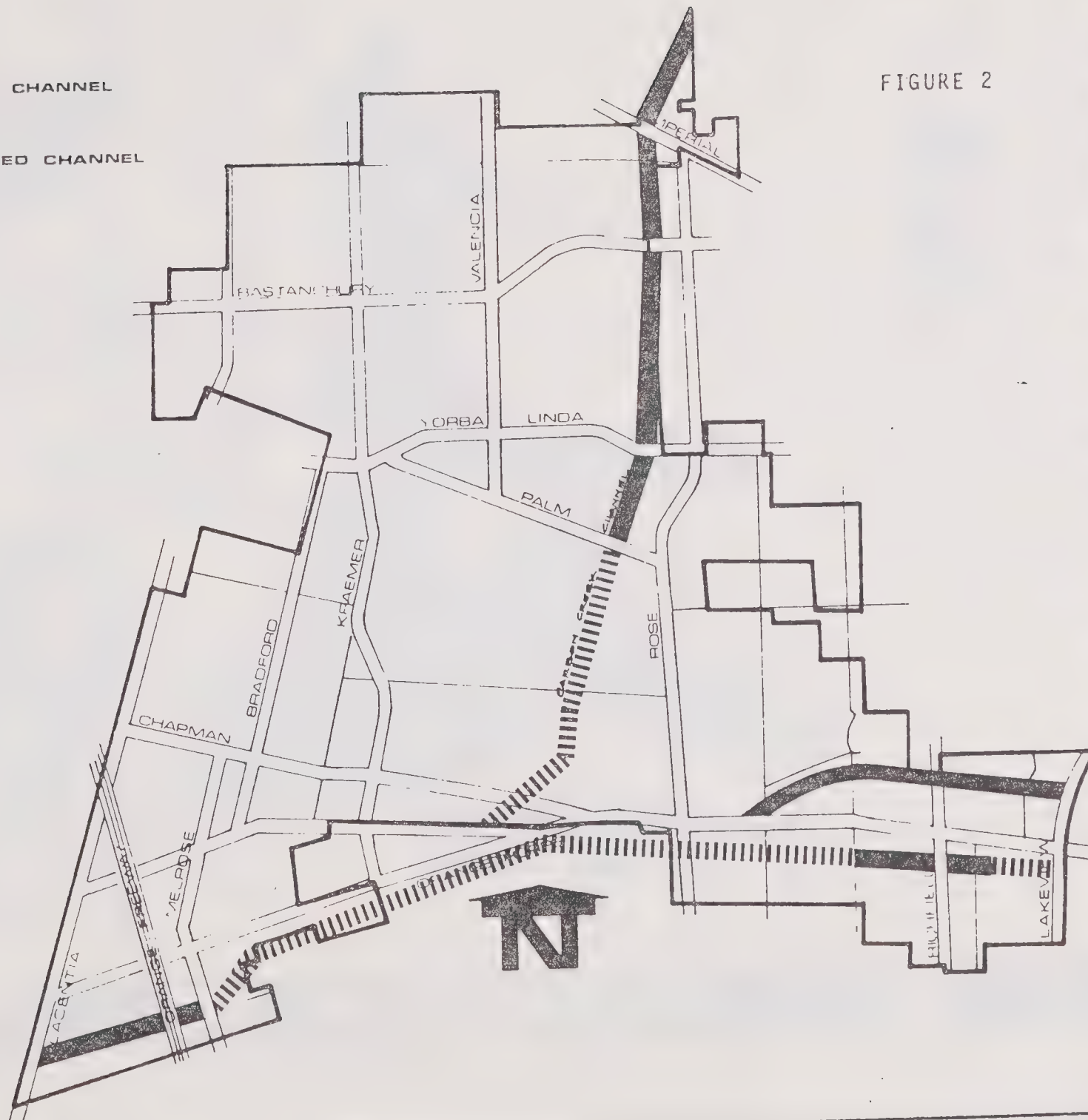


IMPROVED CHANNEL



UNIMPROVED CHANNEL

FIGURE 2

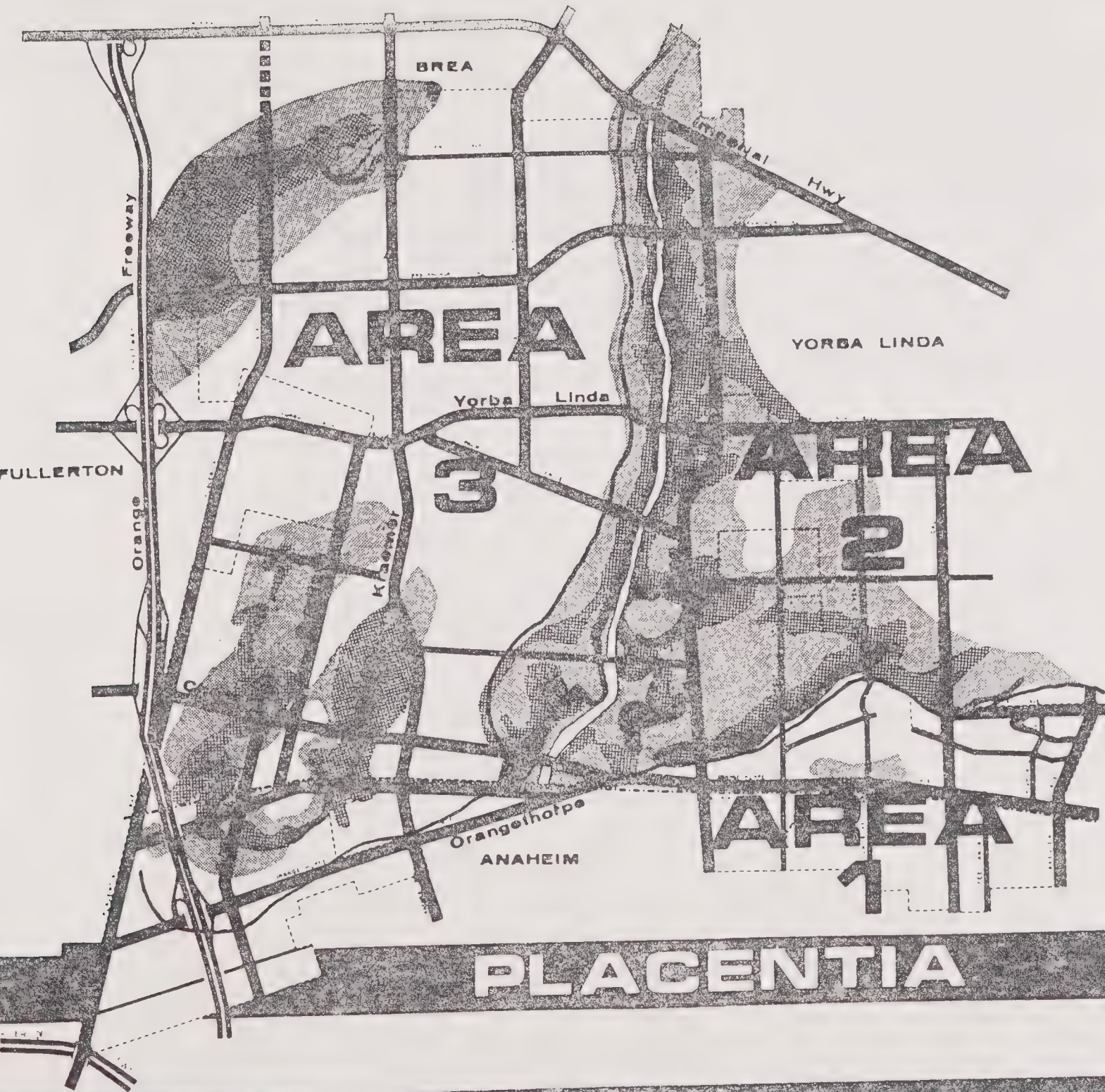
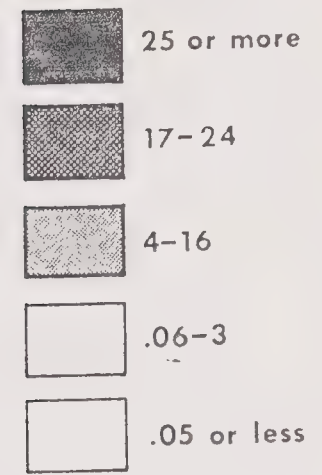


PLACENTIA

FIGURE 3

SLOPE CATEGORY

PER CENT SLOPE



There are two areas that point up to be ones of vital consideration to conservation. One area is in Area 2 and is the Carbon Creek Channel itself. The other area is in Area 1 and is located between Jefferson Street and Lakeview Avenue. Between these two streets, the extension of the barranca, formed by the action of the Santa Ana River, presents a vertical face from 20 to 40 feet in height. Due to the unconsolidated soil condition and the extreme height, this area becomes a prime consideration for conservation.



ANALYSIS

PLACENTIA



ANALYSIS

Land:

Land is essential to all people in any city, in any country throughout the world. Placentia is no different. The City needs land for a variety of uses:

- Residential
- Commercial
- Industrial
- Parks
- Schools
- Open Space
- Drainage basins
- Streets

Placentia's land use needs are listed on the following page.



LAND USE INVENTORY PER THE 1988 GENERAL PLAN

	<u>ACREAGE</u>	<u>PERCENT OF ACREAGE</u>
Residential	2,516	53.3
Schools	206	4.4
City parks	62	1.3
Commercial recreation	40	.8
Commercial	306	6.5
Industrial	627	13.3
Streets	940	20.0
*Other	<u>20</u>	<u>.4</u>
 TOTAL	 4,717	 100.0%

*Other includes Community Centers, Churches.



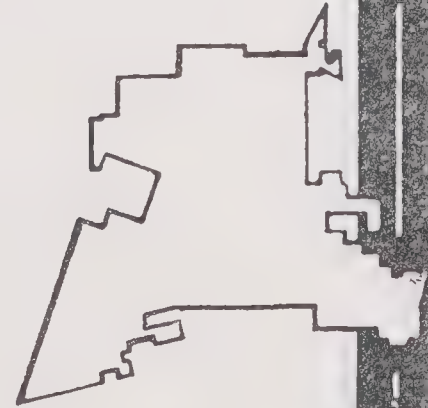
These needs take into consideration, adequate amounts of open space. Areas that are of natural significance; such as barrancas, terrances, the Lake Placentia area; should be preserved and maintained as areas of open space and conservation. The drainage channels, Carbon Creek Channel for example, also represent areas of open space and conservation and should be treated as such, concreted portions of drainage channels could be covered allowing for additional usable land. Treatment of unimproved portions of the channels could be used as a greenbelt area or linear park meandering through the City.

Cities should supply enough land for the purposes of:

- Open space
- Air resource recharge
- Water percolation
- Scenic beauty
- Conservation.

Water:

Placentia receives its water from the Southern California Water District and from the Yorba Linda Water District. It is in line with the policies and practices of these two groups to preserve the underground water, and both of these groups actively support the Orange County Water District in their efforts to prevent salt water intrusion into our water table.



Placentia should maintain Lake Placentia as an open space and conservation area for both aesthetic and safety value. The drainage channels should be used as an open space element and greenbelt area where possible.

Soils and Topographic Features:

In the remaining vacant and undeveloped land area are a variety of soil types, all of which have a moderate to high shrink/swell capacity. The problems that this may cause, if not properly addressed, are extreme. Structural damage and possible hazards to health may be borne if proper soil and structural treatment are not met. Soil tests should be required so as to determine the stability of the soil before and after grading, both for streets and building pads.

In some areas, there are barracas and terraces. These unique features should be preserved in their natural state and integrated into the development of the City as an open space/conservation area.



ENVIRONMENTAL RESTORATION PROJECTS



PLACENTIA

ENVIRONMENTAL RESTORATION PROJECTS

Placentia has a number of areas throughout the City that are of great concern to its citizens, therefore, the Beautification Commission has recommended policies for the treatment of the following items:

Oil well sites

Utilities

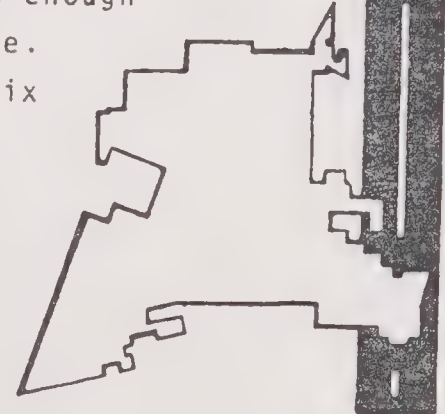
Area zoo

Pacific Railroad Right of Way

OIL WELL SITES

The following policy is encouraged for the control, design, and maintenance of oil well sites located within residential developments. This policy is encouraged to protect the residential quality in Placentia.

1. Oil well sites in residential areas should be sufficient enough to allow residential development on the lot in the future.
2. The site should be enclosed with a six (6) inch thick, six (6) foot high, decorative block wall.
3. The block wall should be set back 15 feet, from the ultimate street right of way.
4. The entrance to the site should be a solid decorative gate with a paved driveway to the street, having a minimum width of 10 feet.



5. Landscaping in the parkway and the setback area should be to the satisfaction of the Beautification Commission. At least 20 percent of the trees should be a minimum of 24 inch box size. All landscape areas should be permanently maintained in a neat and orderly fashion.
6. An agreement with cash bonding to assure maintenance of the landscaping until time of residential development should be provided and subject to the satisfaction of the City Attorney and the Director of Recreation and Maintenance Services.

UTILITIES

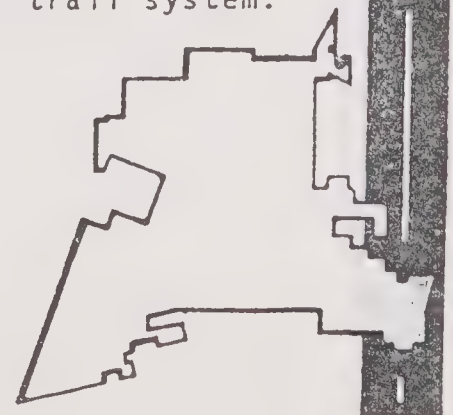
The City should continue to require the undergrounding of utilities, in accordance with the current ordinance of Placentia.

PACIFIC RAILROAD RIGHT OF WAY

Consideration should be given to participation with surrounding jurisdictions in developing the use into an inter-city pedestrian or equestrian trail system.

AREA ZOO

As time passes, Placentia will quickly evolve into an urban environment. The need for entertainment and relief from the regimency of everyday life will become more and more acute; and as it does we will see evidence for the addition of an Area Zoo.



Cooperation with the surrounding cities and the state college could produce an atmosphere amenable to having an Area Zoo, Arboretum, Wildlife Preserve and the like. The benefits of such a development would far exceed any expectations that sponsors of such a program would have.

GOALS

PLACENTIA



GOALS

The goals of the Open Space and Conservation Element are a combination of interrelated items, all of which are necessary to achieve an integrated development of the environment.

1. Provide the citizens of Placentia with a proper balance of open space to ensure:

- adequate recharging of water tables,
- existing ecosystems, including related wildlife,
- vegetative areas to replenish the natural air supply,
- a heritage of open space for future generations,
- the preservation of unique natural areas to retain the topographic identity of the city.
- the preservation for public use of scenic areas and vista points which lie within the City.
- the creation and preservation of passive and active open space some of which exist already in areas of the City.

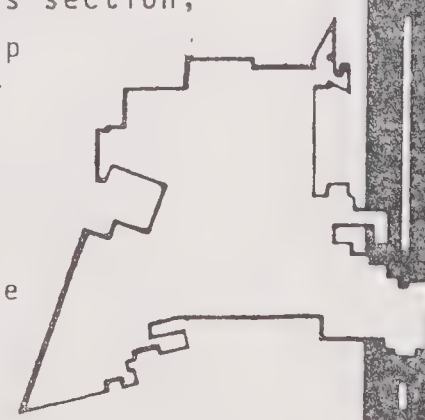
PRINCIPALS

1. Encourage urban development in those areas which prove not to be hazardous to the public health, safety and welfare.
2. Encourage prevention of development on those parcels of land which have unique beauty, open space and conservation value to the City.
3. Encourage the use of development techniques which will protect the natural environment and not permanently disfigure or alter it significantly.
4. Encourage the creation of open space within new urban areas through the use of the Parkway Vista concept as designated in the Land Use Element of the General Plan.
5. Review and encourage provision for open space, parks, and conservation of land, in Placentia's City ordinances.

STANDARDS

Generally open space and conservation standards are set up in this section, however, since Placentia is a forward looking City, we have set up standards prior to the State's requirements of law. A summary of Placentia's standards are listed below (See Placentia Municipal Code for entire text):

1. In areas designated "P-V", there shall be a 35 foot landscaped, bermed area with a meandering sidewalk. These areas are shown on Figure 1.

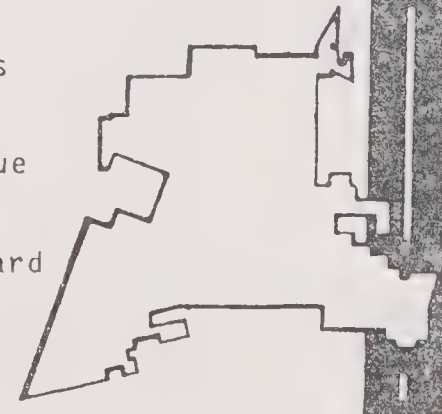


2. All residential zones shall be required to have 50 percent open space.
3. Street trees are required on all streets in the city.
4. All industrial areas designated "P-M" shall have a 20 foot landscaped front setback.
5. All parking areas shall be required 5 percent landscaping.
6. All major streets in the City shall be required landscaped islands (See Landscape Islands Chart).
7. All utilities shall be underground.
8. All unique land forms in the conservation areas shall be preserved.
9. Parks are required in all subdivisions or an in lieu fee shall be paid.
10. Preliminary soil tests shall be required to determine the stability of the soil before and after grading of the site.

LANDSCAPE ISLANDS

Landscaped median islands are proposed for all arterial highways within Placentia - a list is given below:

Bastanchury Road: from west City limits to east City limits
Chapman Avenue: from Angelina Drive to Orangethorpe Avenue
Kraemer Boulevard: from Golden Avenue to Orangethorpe Avenue
Orangethorpe: from west City limits to east City limits
Rose Drive: from Orangethorpe Avenue to Yorba Linda Boulevard
Yorba Linda: from west City limits to east City limits



IMPLEMENTATION

PLACENTIA



IMPLEMENTATION

Implementation of an Open Space/Conservation Element in Placentia Will be relatively easy.

Because Placentia is such a forward looking City, most of the items referred to have already been implemented. Placentia has, for a number of years, been updating the Open Space and Conservation sections of the Municipal Code and shall continue to do so in the years to come.

Implementation of the policies mentioned in previous sections shall continue.

Placentia has required for example:

1. In residential zones, 50 percent of the lots are to be in open space.
2. In commercial zones, 15 feet of the front yard set back is to be landscaped.
3. In industrial zones, 20 feet of the front yard setback is to be landscaped.
4. On some streets, a 35 feet of landscaped, bermed, meandering sidewalk is required.
5. Five (5) percent of all parking areas are required to be landscaped.
6. Extensive street tree planting.
7. Landscaped median islands on some city streets.



Placentia also is fortunate that in the development of the City's parks and schools, an adjacency concept was used. In most cases, Placentia's Schools and parks are located adjacent to one another. This allows for a greater use of the land allowing one to draw from the other. Furthermore, the schools have been so designed to allow at least 50 percent of the site to remain in open space adding to the available recreation land.

At the ultimate development of Placentia, there will be an integrated city-
with:

- Open space
- Areas of conservation
- Neighborhood parks
- Preservation of natural terrain.
- A subregional park.

At ultimate development, Placentia will be an integrated, well-planned community.





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